



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES

Southgate Street, Redruth, TR15 2ND

Guide Price £245,000 - Freehold



Property Description

Situated on the outskirts of Redruth town is this well presented, semi detached home conveniently located for local amenities.

The accommodation briefly comprises an entrance porch, entrance hall, living room, extended kitchen/diner, bathroom and three bedrooms.

Outside, the property is set back from the road with pedestrian access to the side. The side passage is covered to create a useful storage and utility space leading into a pleasant, enclosed rear garden. The property also benefits from double glazing, gas central heating and its location is ideal for Redruth town with level access to local shops, schools, leisure facilities and mainline railway station.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

uPVC double glazed door into:

ENTRANCE PORCH

Dual aspect double glazed windows, wood effect vinyl flooring, exposed slate wall, obscure uPVC double glazed door into:

ENTRANCE HALL

stairs to first floor, radiator, cloaks hanging space, storage cupboard housing combination central heating boiler, telephone point, doors to living room, kitchen/diner, bathroom and uPVC double glazed door to rear garden. telephone point

LIVING ROOM

14' 1" x 11' 1" (4.29m x 3.38m) A large double glazed window, radiator, fitted shelving and storage into alcoves, television point.





KITCHEN/DINER

18' 8" x 11' 5" decreasing to 8' 9" (5.69m x 3.48m > 2.67m) A comfortable kitchen diner delineated into two areas. The kitchen is fitted with a range of shaker style base and wall units with wood effect work surfaces, stainless steel sink with mixer tap and drainer, spaces for oven, fridge freezer and washing machine, tiled floor, double glazed window overlooking rear garden. The dining space is laid with wood effect vinyl flooring, radiator, double glazed window.

BATHROOM

A white three piece bathroom suite comprising bath with Triton Electric shower and tiled surround, WC and hand basin with tiled splash back, obscure uPVC double glazed window, tile effect vinyl flooring, radiator.



FIRST FLOOR

LANDING

A bright and open landing with a large double glazed window and a useful area currently used as an office space, doors to all bedrooms, loft access hatch, airing cupboard with fitted shelving and radiator.

BEDROOM ONE

11' 4" x 11' 2" plus wardrobe space (3.45m x 3.4m) A comfortable double bedroom with a large double glazed window which enjoys views towards Cam Brea Monument, two large fitted double wardrobes with sliding doors, shelving and hanging rails, radiator.

BEDROOM TWO

10' 9" x 8' 7" (3.28m x 2.62m) Double glazed window overlooking rear garden, radiator.

BEDROOM THREE

7' 8" x 7' 6" (2.34m x 2.29m) Double glazed window overlooking rear garden, radiator.

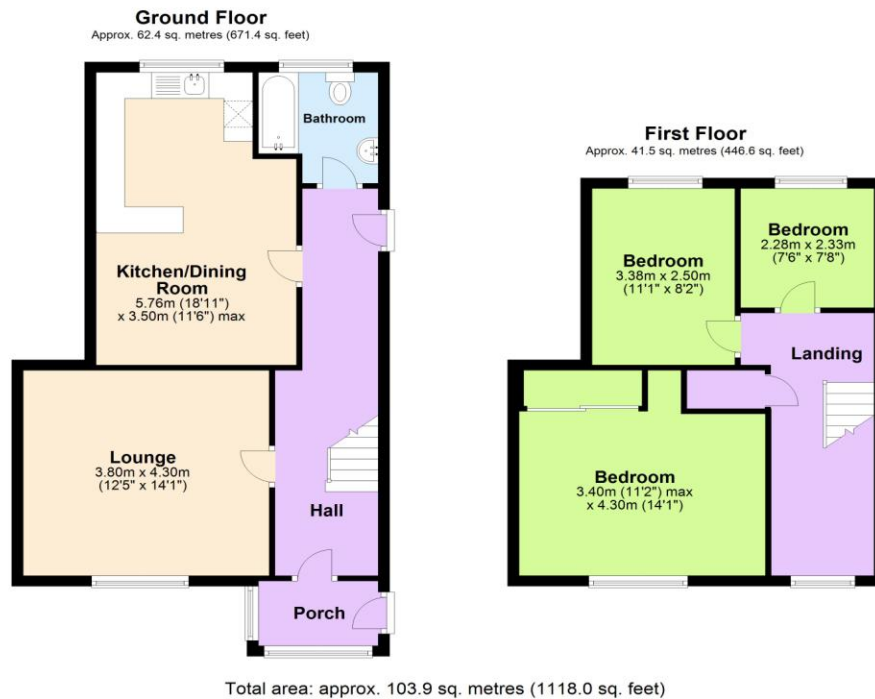


OUTSIDE

The property is approached through pedestrian gate with steps onto a pathway adjacent to a gravel flower bed with established palm tree. A side gate gives pedestrian access into the rear via a covered passage which creates a good sized and useful storage space with external power, water, utility area and block tool shed. An additional gate gives access into the rear garden which enjoys a sunny enclosed garden with central pathway and lawns to either side. There's a combination of fence and block wall boundaries with mature shrub borders.

SERVICES

Mains gas, electricity, metered water and drainage (however we have not verified connections).
Council tax band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

TO ARRANGE A VIEWING PLEASE CONTACT

Camborne

01209 612255

camborne@millerson.com

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29 Commercial Street,
Camborne, Cornwall, TR14 8JX

01209 612255
camborne@millerson.com

www.millerson.com

